

PB29.10.1

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North York Community Preservation Panel

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March 21, 2014

Janette Gerrard  
Toronto Preservation Board (TPB)  
12th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: PB29.10 Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act  
- 65 Centre Avenue (Ward 24)**

Dear Chair Robert Saunders, and Members:

The North York Community Preservation Panel supports the recommendation of the Director, Urban Design, City Planning Division, that City Council state its intention to designate the property at 65 Centre Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Alexander Robertson house is worthy of designation for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. It was listed by the former City of North York and included in the city-wide City of Toronto Inventory of Heritage Properties following amalgamation in 1998.

The Alexander Robertson House, at 65 Centre Avenue, built in 1914, is one of only three remaining sites recognized on the City of Toronto's heritage inventory linked to the development of Newtonbrook, the North York community that emerged along Yonge Street between Finch and Steeles Avenues in the mid-nineteenth century. It retains its cultural heritage integrity and demonstrates the evolution of Newtonbrook from a 19th century rural hamlet to a 20th century residential suburb, reflecting the growth of North York. Its appearance illustrates the transition from the decorated styles of the Victorian period to the more restrained classicism of the Edwardian era. The house is particularly distinguished by its dichromatic or pattern brickwork where red accents are applied to buff brick surfaces so that the familiar brick patterns of the 19th century have been reversed on all facades.

We note that the current request for designation originated in 2012 when the property was the subject of an application for several minor variances under the Zoning By-law, which involved demolition and replacement of the original house with a new house. Fortunately it was already a listed property and based on an HPS report, at the hearing on September 30, 2012, the North York Committee of Adjustment deferred the application. But for this intervention, the building would already have been demolished.

We also note that the House was built in 1914, and therefore may be considered a century home and eligible for a Heritage Toronto Century Home plaque. Such a plaque would surely represent a suitable way to celebrate its designation under the Ontario Heritage Act?

Yours very truly,

Geoff Kettel  
Chair, North York Community Preservation Panel  
c.c. Bill Blair, President, North York Historical Society  
Allen Appleby, Director, Community Planning, North District